PICK-UP

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deed.

Address New Owner(s)	Send Tax Bills To:	Map & Parcel
April Wiggins **P.O. Box 3221** **Brentwood, TN, 37027**	**SAME**	**092-05-0-274.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **I, Shirley A. Spencer** ("Grantor") does hereby quitclaim and convey unto **April Wiggins** ("Grantee"), her heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 91 on the Plan of College Hill, Section 2, of record in Book 2330, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oscar Cardison, Jr. by deed from Shirley Spencer, of record in Book 5940, page 407, Register's Office for Davidson County, Tennessee. The said Oscar Cardison, Jr, died a widower, intestate on September 6, 1988 leaving as his only heirs-at-law, Shirley A. Spencer and Oscar Cardison, III. Affidavit of Heirship of record in Instrument Number 20110920-0072818, said Register's Office.

This conveyance is subject to restrictions of record in Book 2156, page 41, Register's Office for Davidson County, Tennessee, and any existing easements.

Property commonly known as 3600 Clifton Avenue, Nashville, TN 37209
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **22nd** day of **September, 2011.**

Shirley A. Spencer
Shirley A. Spencer

BILL GARRETT, Davidson County
Trans:T20110059981 DEEDQC
Recvd: 09/27/11 12:52 1 pgs
Fees:12.00 Taxes:0.00
20110927-0074763

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of September, 2011, before me, the undersigned, personally appeared Shirley A. Spencer, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

7/6/15

The actual consideration for this transfer is **$-0-**.

AFFIANT

Subscribed and sworn to before me, this 22nd day of September, 2011.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY